

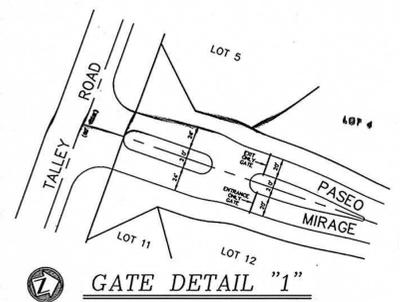


APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS
1	57.8	53
2	45.1	48
3	70.8	48
4	59.7	41
TOTAL	233.4	190

LINE TABLE

LINE	BEARING	LENGTH
L1	S53°59'06"E	78.89'



NOTES:

- ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
- HOW REFERRING TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TDD REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.**

NOTES:

- UNIT 4 SHALL BE CONSTRUCTED BEFORE UNIT 3.
- PHASE "A" OF THE NORTH-SOUTH CONNECTION TO BE CONSTRUCTED WITH UNIT 4. PHASE "B" TO BE CONSTRUCTED WITH UNIT 3. DEVELOPER RESERVES THE RIGHT TO BUILD BOTH PHASE "A" & "B" WITH UNIT 4.

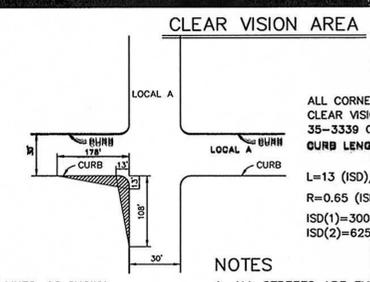
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTH: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D

$L=13 (ISD)/(13+(W/2)+K_A)-4 = 108 \text{ FT.}$

$R=0.65 (ISD) - (W/2+K_A) = 178 \text{ FT.}$

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



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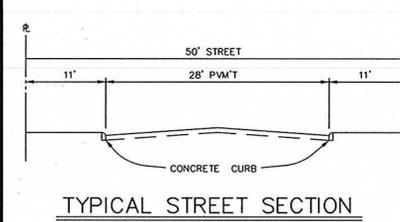
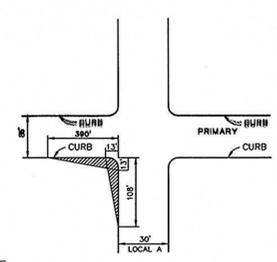
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$L=13 (ISD)/(13+(W/2)+K_A)-4 = 108 \text{ FT.}$

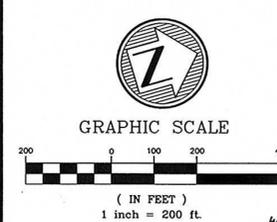
$R=0.65 (ISD) - (W/2+K_A) = 178 \text{ FT.}$

ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$

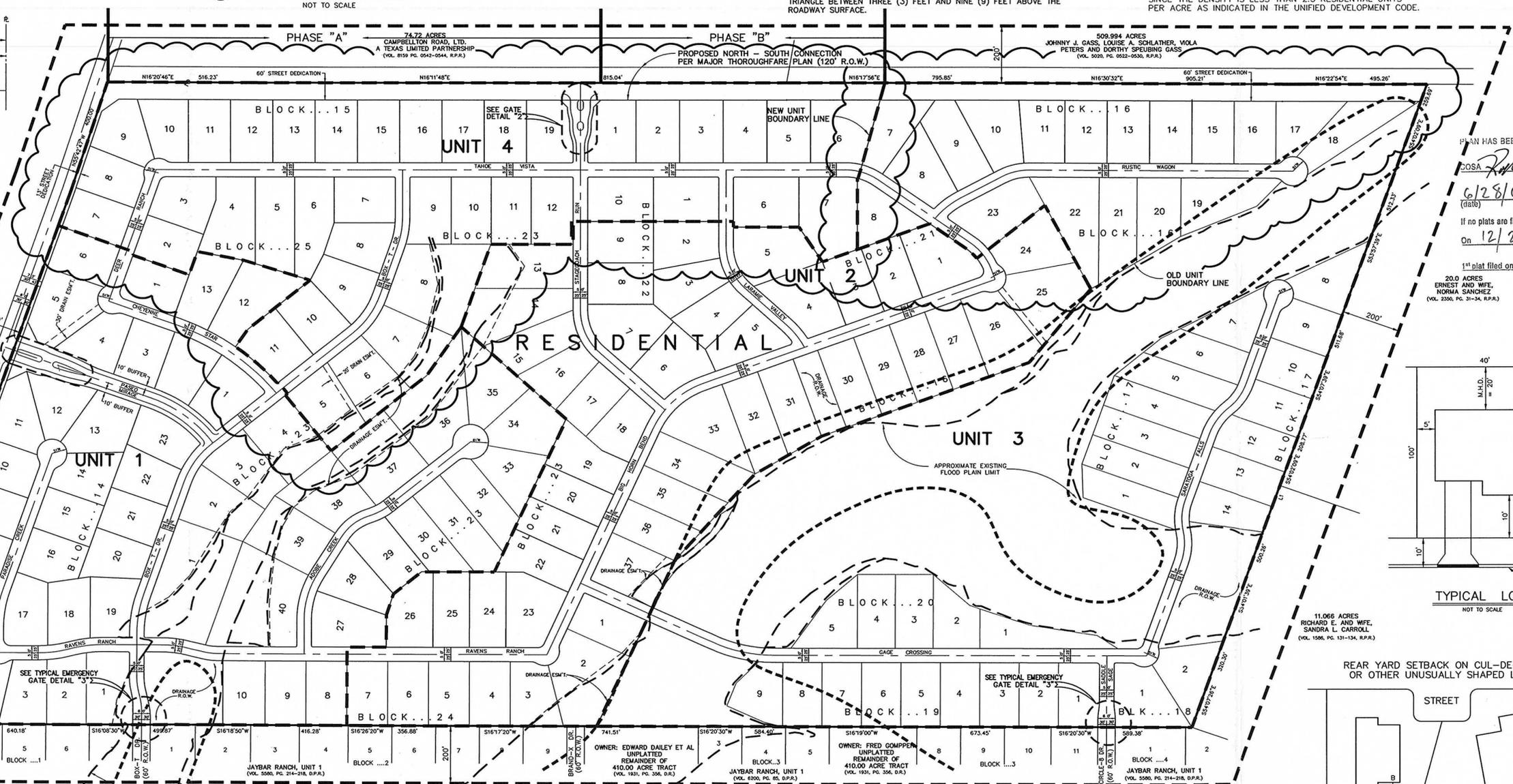
ISD(2)=625 FT.



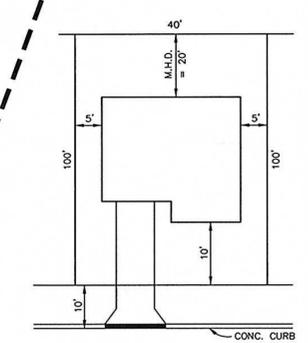
- 190 RESIDENTIAL UNITS
- TOTAL ACREAGE 233.4 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.



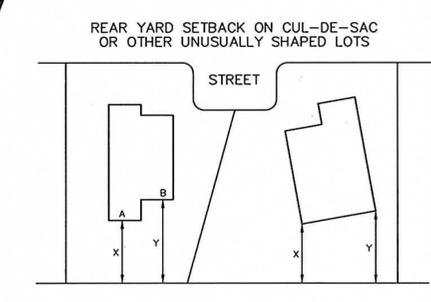
(IN FEET)
1 inch = 200 ft.



PLAN HAS BEEN ACCEPTED BY
COSA
6/28/05 743A
(date) (number)
If no plats are filed, plan will expire
On 12/28/06
1st plat filed on
20.0 ACRES
ERNEST AND WIFE,
NORMA SANCHEZ
(VOL. 2350, PG. 31-34, R.P.A.)



TYPICAL LOT
NOT TO SCALE



REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS
STREET
M.H.D. (A) (X) + (B) (Y) = 15'
A + B X + Y = 15'
X = 10' MINIMUM
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	N/A: IN COUNTY, EQUIVALENT (P1) R6
MAXIMUM DENSITY ALLOWED	=	8 UNITS PER ACRE
PROPOSED DENSITY	=	0.80 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35%
PROPOSED PERCENTAGE OF OPEN SPACE	=	89%
TOTAL SPACE	=	233.4 ACRES
OCCUPIED SPACE	=	

13.655 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
2.224 ACRES	DRIVEWAYS (17' X 30')
8.723 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
24.602 ACRES	TOTAL

NET OPEN SPACE	=	208.798 ACRES
	=	233.4 ACRES
OPEN SPACE RATIO	=	89%

UTILITIES

WATER: S.A.W.S.

SEWER: S.A.W.S.

ELECTRIC: CITY PUBLIC SERVICE

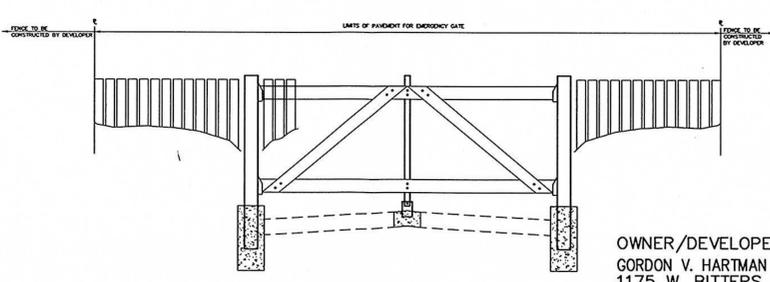
TELEPHONE: S.W. BELL TELEPHONE CO.

APPROXIMATE AREA SUMMARY

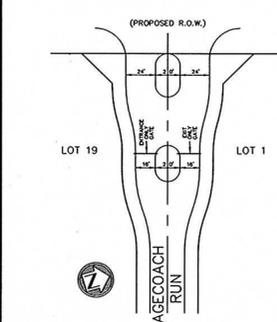
FLOOD PLAIN	36.4 AC.
DRAIN R.O.W.	4.2 AC.
EXTERIOR STREET DEDICATION	6.4 AC.
SINGLE FAMILY	162.8 AC.
INTERIOR STREET DEDICATION	23.6 AC.
TOTAL	233.4 ACRES

AMENDMENT TO APPROVED MDP 743:
1. UNIT BOUNDARY BETWEEN UNITS 3 & 4 ADJUSTED.

OWNER/DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216
(210) 490-1798



TYPICAL EMERGENCY GATE DETAIL "3"
NOT TO SCALE



GATE DETAIL "2"
NOT TO SCALE

P.U.D./MASTER DEVELOPMENT PLAN for TALLEY ROAD 233

W.F. CASTIELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REVISIONS:
10/01/02 - REMOVED ISLAND ON RAVEN SUMMIT
1/23/03 - GATE DETAILS
6/13/05 - REVISED PHASES ON NORTH/SOUTH ARTERIAL

JOB NO. 035247006
FILE: ~
DATE: 07/02/02
DESIGN: ~
DRAWN: O.T.
CHECKED: ~
SHEET 1 OF 1



CITY OF SAN ANTONIO

June 28, 2005

Mr. Lee Wright

W.F. Castella Engineers
6800 Park Ten Blv'd, Suite 180 S.
San Antonio, TX 78213

Re: Talley Road 233 (Amendment)

MDP # 743A

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Talley Road 233 Master Development Plan M.D.P. # 743A (Amendment). Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-1111.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Development Services, TIA Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal

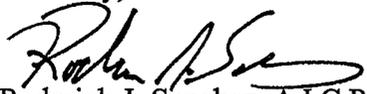
1. This property is proposed to consist of 190 single family detached homes. Based on the 6th edition of the ITE trip generation Manual, this property is estimated to generate 137 peak hour trips. These trips will be distributed through one access point onto Talley Road and one access point onto the extension of the North – south arterial adjacent to the west of this property. Two additional emergency gated entries are proposed to be provided for Jaybar Ranch located southeast of this property.
 - a.) At the completion of the first unit for this development, the Developer shall provide 60 feet of ROW and construct half of the Primary Arterial Type “A” for the North – South connection adjacent to the west side of the proposed development. The length just described is approximately 4600 linear feet. This will require a property dedication by the developer.
 - b.) The above requirement was not adhered to during the platting stage of this particular MDP. A note has been placed on the MDP amendment #743A to rectify the need for secondary access as per UDC 35-506 (e) (7). The remaining phases shall comply with the clouded notes placed on the amended Master Development Plan, MDP #743A.
 - c.) All roadways within this development shall conform to the Low speed Design Ordinance #92670.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,


Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
Richard Chamberlin, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering